

WEST VALLEY CITY, UTAH

ORDINANCE NO. 08-58

Draft Dates: 10/28/2008

Date Adopted: _____

Date Effective: _____

**AN ORDINANCE AMENDING SECTIONS 7-13-203 AND 7-13-204
OF TITLE 7 OF THE WEST VALLEY CITY MUNICIPAL CODE
REGARDING STREETSCAPE LIGHTING ALONG 3500 SOUTH
BETWEEN 2700 WEST AND REDWOOD ROAD.**

WHEREAS, the City desires to amend Sections 7-13-203 and 7-13-204 of Title 7 of the West Valley City Municipal Code to provide for a different type of streetscape lighting along 3500 South between 2700 West and Redwood Road; and

WHEREAS, Double Acorn type street lamps are expected to be installed by the Utah Department of Transportation and West Valley City upon completion of the 3500 South road widening project between 2700 West and Bangerter Highway; and

WHEREAS, these lamps are cheaper when considering the lengthened spacing, and they illuminate both the street and the sidewalk; and

WHEREAS, this change will allow the City to continue to maintain consistency of street lighting along 3300/3500 South, while allowing for this more convenient and cost effective type of lighting; and

WHEREAS, the City Council of West Valley City, Utah, does hereby determine that it is in the best interests of the health, safety, and welfare of the citizens of West Valley City to amend Section 7-13-203 and 7-13-204 of Title 7 of the West Valley City Municipal Code to reflect these changes.

NOW, THEREFORE, BE IT ORDAINED by the City Council of West Valley City, Utah, as follows:

Section 1. Repealer. Any provision of the West Valley City Municipal Code found to be in conflict with this Ordinance is hereby repealed.

Section 2. Amendment. Sections 7-13-203 and 7-13-204 of Title 7 of the West Valley City Municipal Code are hereby amended to read as follows:

7-13-203. LOCATION.

This Ordinance shall apply to all property with frontage on 3300/3500 South ~~and Redwood Road~~ between ~~2200~~ 2700 West and the Jordan River and all property with frontage on Redwood Road within City limits.

7-13-204. DEVELOPMENT STANDARDS.

(1) All streetscape improvements shall fit within the area reserved for a standard 20' front yard setback and the public R.O.W. In the event that a full 30' width is not available within the prescribed area, City staff may adjust the landscaping standards as necessary to meet the intent of this ordinance.

(2) An undulating, landscaped berm, a minimum of 2'-3' high and 15' wide, shall be located adjacent to the back of curb. The purpose of this berm is to protect urban trail users from the hazards and nuisances generated by high traffic volumes and to promote a pleasant environment for businesses and residents.

(3) Street trees shall be planted from 20'-50' apart, not to exceed an overall average spacing of 30'. Street tree selection and all other minimum tree planting requirements shall be consistent with West Valley City standards for landscaping along high-image arterial streets. The Thundercloud Plum shall be designated as the ornamental entryway tree along 3500 South. Thundercloud Plums shall be placed on both sides of every drive accessing 3500 South to create a unified gateway image. The 'Kwanzan' Pink Flowering Cherry tree shall be designated as the ornamental entryway tree along Redwood Road. 'Kwanzan' Pink Flowering Cherry trees shall be placed on both sides of every drive accessing Redwood Road to create a unified gateway image.

(4) A non-motorized public easement, a minimum of 10' wide, shall be granted to West Valley City. This easement shall generally be located 15' from the back of curb and shall run the entire length of the frontage along 3500 South and/or Redwood Road. A 10' wide urban trail paved with concrete and shall be located within the public easement. (See Figure 1A —~~Streetscape~~ Cross-Section with Streetscape Lighting A and Figure 1B Cross-Section with Streetscape Lighting B). The City reserves the right to require lane striping to separate pedestrian and bicycle areas. If at any point the urban trail crosses a driveway or similar use, the concrete within the driveway shall be stamped and colored to warn both pedestrians and motor vehicle users. A concrete pathway, at least 5' wide and meeting all ADA standards, shall link the urban trail with any transit stops located along 3500 South and Redwood Road. In areas where the urban trail does not align with existing sidewalks on adjacent sites, a transition area shall be established and improved, with the purpose of providing for public safety and convenience. The urban trail may, at the discretion of City staff, be temporarily shifted to avoid pre-existing, immovable objects. However, if the trail is moved toward the site, the 5' buffer must still be provided. Immoveable objects shall include manholes, power poles, and other objects whose location is beyond the control of the property owner.

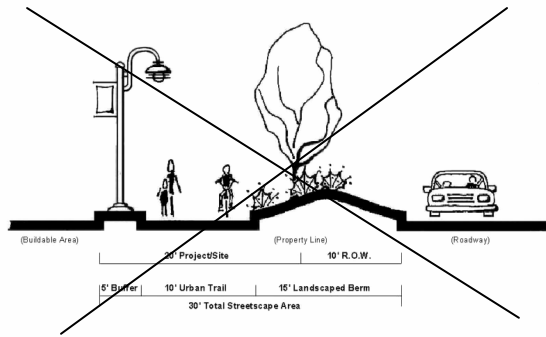


Figure 1—Streetscape Cross-Section

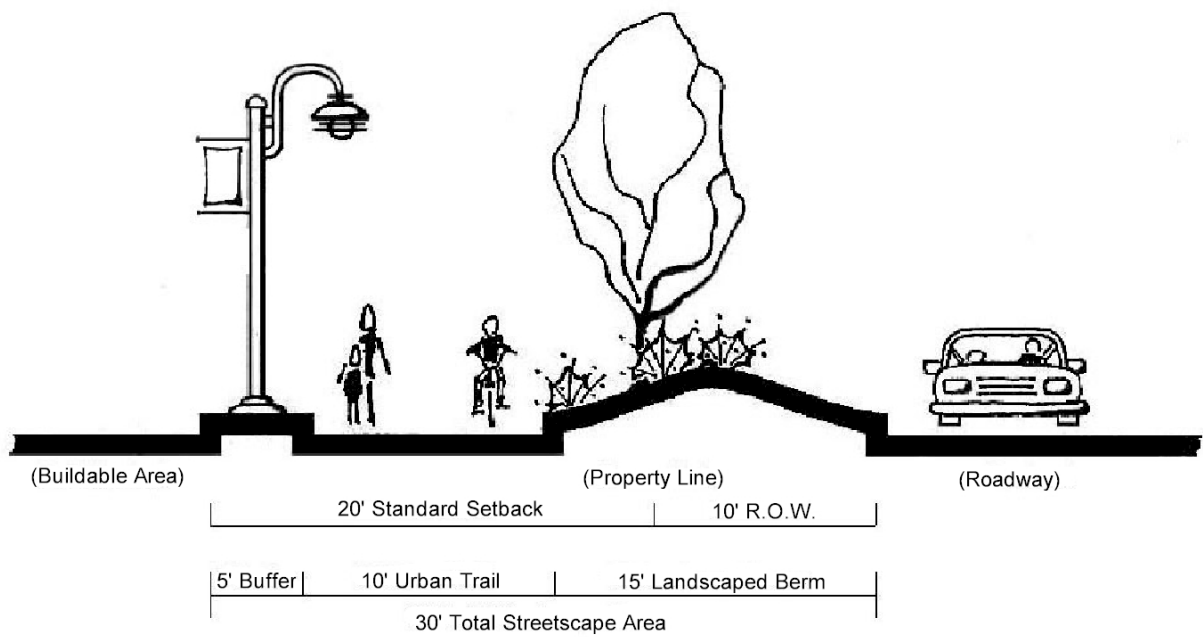


Figure 1A - Cross-Section with Streetscape Lighting A

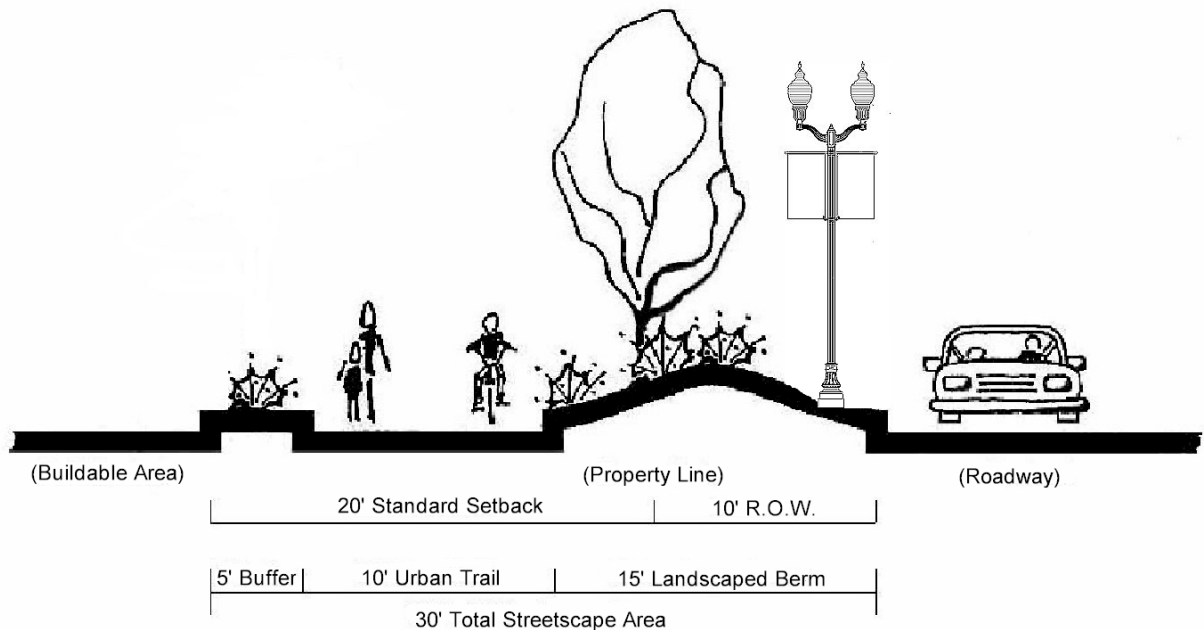


Figure 1B – Cross-Section with Streetscape Lighting B

(5) Overall site landscaping coverage requirements shall be reduced to 90% of current standards to compensate for streetscape improvements. For example, commercial zones shall be reduced from 15% to 13.5%, and manufacturing zones from 5% to 4.5%. Except as provided in 7-13-204(1), no site may have less landscaping than what is required within the streetscape area by this Ordinance.

(6) A landscaped buffer at least 5' wide shall be located between the urban trail and any development (See Figure 2 - Streetscape Aerial View). This buffer shall be used for pedestrian scale lighting, landscaping, or any other City approved purpose that promotes a transition between urban trail traffic and on-site development. Awnings, balconies, or similar overhangs may be permitted at the discretion of City staff for permitted uses or the Planning Commission for conditional uses. The City shall be granted a utility easement for the buffer in order to maintain lighting fixtures or other City utilities.

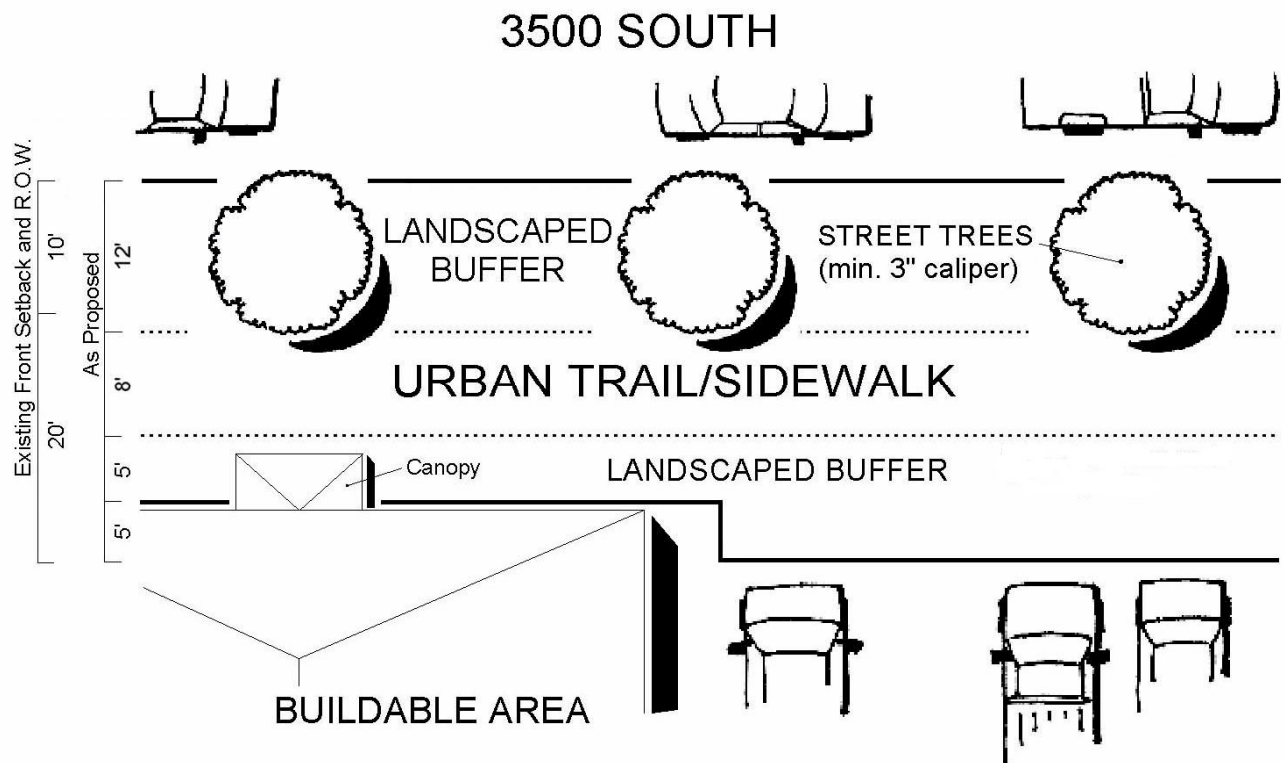
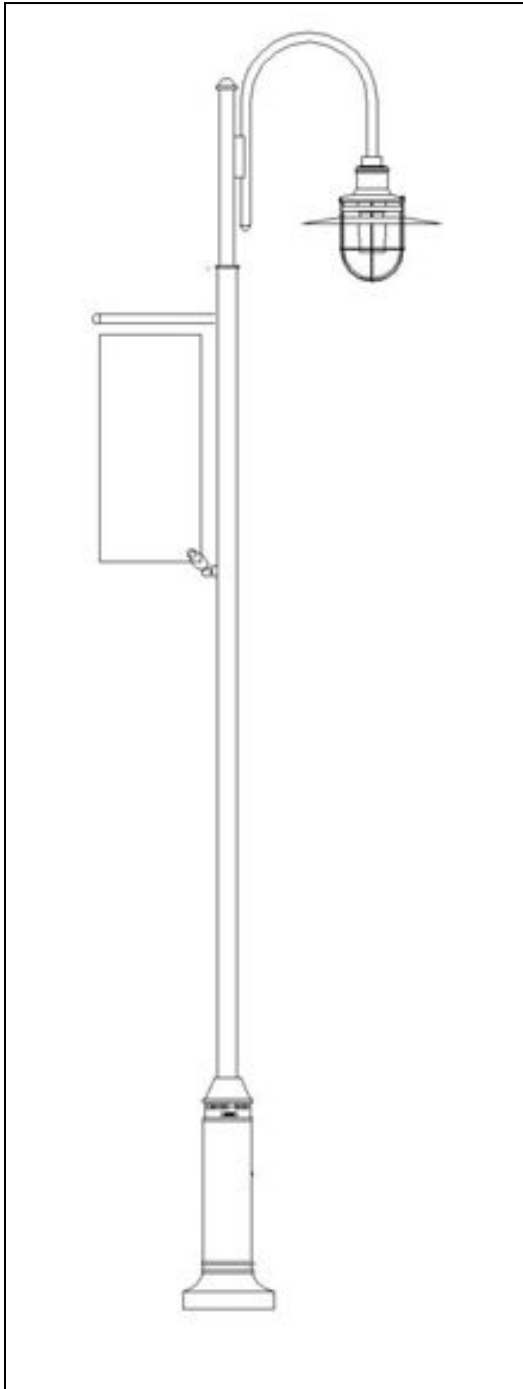


Figure 2 - Streetscape Aerial View

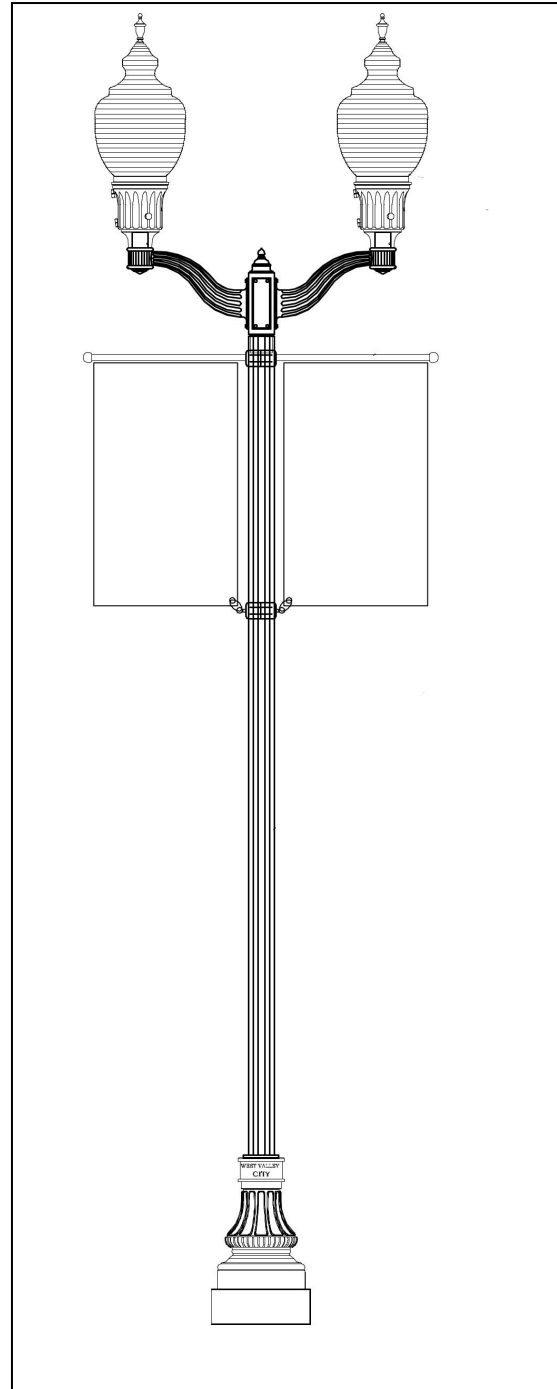
(7) ~~Pedestrian-scale Streetscape~~ lighting along 3500/3300 South between Redwood Road and the Jordan River shall use Streetscape Lighting A which shall be provided at an average interval of 90' or less. At no time shall there be a space between light fixtures larger than 100' or less than 80'. The style and height of the light fixtures shall be uniform along the entire length of the streetscape area, and shall conform to engineering standards and specifications for City-approved lighting fixtures. (See Figure 3 ~~Pedestrian Streetscape~~ Lighting A for the general appearance of ~~pedestrian-scale streetscape~~ lighting fixtures.) Streetscape lighting along 3500 South between 2700 West and Redwood Road shall use Streetscape Lighting B which shall be provided at an average interval of 150' or less. At no time shall there be a space between light fixtures larger than 160' or less than 140'. The style and height of the light fixtures shall be uniform along the entire length of the streetscape area, and shall conform to engineering standards and specifications for City-approved lighting fixtures (see Figure 4 – Streetscape Lighting B, for the general appearance of streetscape lighting fixtures). In addition to security and aesthetic purposes, all the streetscape light poles between 2700 West and the Jordan River along 3500/3300 South shall serve as platforms for hanging banners promoting cultural and civic events. Light poles shall not be utilized for

on- or off-premise advertising. The Planning Commission may dictate the placement of such lighting within the building/parking buffer strip or 15' landscaped berm. Light fixtures must be inspected and approved by City Staff or the City's designee prior to final building inspection.

1 **Figure 3 - Pedestrian Streetscape Lighting**
2 **A, Standard Drawing LP-06, Redwood**
3 **Road to the Jordan River**
4



5 **Figure 4 – Streetscape Lighting B, Standard**
6 **Drawing LP-04, 2700 West to Redwood**
7 **Road**



(8) No fences or other obstructions shall be built within the 30' streetscape area, with the exception of fire hydrants, which shall be placed within the 15' bermed area adjacent to the street. It is recommended that an area no wider than 18", located between the curb back and the landscaped berm area, be finished in concrete to separate landscape maintenance personnel from automobile traffic.

(9) Monument signs may be placed in the 15' landscaped berm if they are no more than 5' high as measured from the top back of the curb, are no wider than 5' and are placed at least 5' from the back of curb. If part of all of the sign lies within UDOT right of way, then permission from UDOT is required. All other signs shall be set back at least 1' from the urban trail/sidewalk.

Section 3. Severability. If any provision of this Ordinance is declared to be invalid by a court of competent jurisdiction, the remainder shall not be affected thereby.

Section 4. Effective Date. This Ordinance shall take effect immediately upon posting as required by law.

PASSED and APPROVED this _____ day of _____, 2008.

WEST VALLEY CITY

MAYOR

ATTEST:

CITY RECORDER